

# Silver Spring Redevelopment Pgm -- No. 159281

Category  
Agency  
Planning Area  
Relocation Impact

**General Government**  
**County Executive**  
**Silver Spring**  
**None**

Date Last Modified  
Previous PDF Page Number  
Required Adequate Public Facility

**February 25, 2004**  
**9-32(03 App)**  
**NO**

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY03	Est. FY04	Total 6 Years	FY05	FY06	FY07	FY08	FY09	FY10	Beyond 6 Years
Planning, Design and Supervision	12,128	9,019	3,109	0	0	0	0	0	0	0	0
Land	33,051	32,634	417	0	0	0	0	0	0	0	0
Site Improvements and Utilities	9,416	1,940	3,876	3,600	2,000	1,600	0	0	0	0	0
Construction	17,045	10,230	3,010	3,805	2,825	980	0	0	0	0	0
Other	2,298	280	2,018	0	0	0	0	0	0	0	0
<b>Total</b>	<b>73,938</b>	<b>54,103</b>	<b>12,430</b>	<b>7,405</b>	<b>4,825</b>	<b>2,580</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

## FUNDING SCHEDULE (\$000)

PAYGO	5,461	5,461	0	0	0	0	0	0	0	0	0
G.O. Bonds	3,954	0	2,574	1,380	1,344	36	0	0	0	0	0
Contributions	256	146	0	110	0	110	0	0	0	0	0
Current Revenue:											
General	703	703	0	0	0	0	0	0	0	0	0
Land Sale	9,018	3,434	1,586	3,998	1,564	2,434	0	0	0	0	0
Revolving Fund -											
Current Revenue	33,050	32,634	416	0	0	0	0	0	0	0	0
State Aid	21,346	11,575	7,854	1,917	1,917	0	0	0	0	0	0
Urban District - Silver Spring	150	150	0	0	0	0	0	0	0	0	0

## ANNUAL OPERATING BUDGET IMPACT (\$000)

Maintenance				1,639	249	278	278	278	278	278	0
Program-Staff				690	90	120	120	120	120	120	0
Net Impact				2,329	339	398	398	398	398	398	0
Workyears					5.0	7.0	7.0	7.0	7.0	7.0	0.0

### DESCRIPTION

This project provides for studies, streetscaping, historic preservation, utility undergrounding, site improvements, land acquisition, relocation, and demolition necessary to the renewal of the Silver Spring Urban Renewal Area. This project is part of a multi-project effort by Montgomery County to support the retail-oriented redevelopment of the Silver Spring Central Business District (CBD), a total public commitment of \$185.7 million. This project includes the construction of the Wayne Avenue Plaza, Town Square Plaza, and the median strip on Georgia Avenue, as well as the demolition of the Silver Spring Armory and relocation of the Armory's public meeting space to a new Silver Spring Civic Building. This PDF includes funding for a veterans' memorial to replace the memorial at the Armory, which has been razed. Development of and planning for the appropriate memorial(s) will be done in partnership with local veterans' groups. Land acquisition, relocation, and demolition expenditures shown above are funded in ALARF-MCG.

### Service Area

Silver Spring Urban Renewal Area.

### Plans and Studies

Recommendation of the Silver Triangle Working Group, December 1991; Blight Documentation of April 1992; Approved Silver Spring CBD Sector Plan of 2000; the Recommendation of the Silver Spring Alternatives Working Group, 1994; the Final Report and Recommendations of the Silver Spring Redev. Advisory Board, 1996; the Approved Silver Spring Urban Renewal Plan, August 1997; and the Approved Site Plan and Project Plan, July 1999. Traffic signals, streetlights, crosswalks, bus stops, ADA ramps, bikeways, and other pertinent issues have been considered in the design of the project to ensure pedestrian safety. Pedestrian Safety was considered during design.

### Cost Change

Inflation.

### STATUS

Construction is complete in Section A of the project. Construction is underway for Sections B, C, and D.

### OTHER

Up to \$75,000 for funds in this project will be available for consultant assistance to the County Council in its review of revitalization of the Silver Spring Urban Renewal area. The Planning Board has approved the Preliminary Plan, Project Plan, and Site Plan for the project. The Council's Planning, Housing & Economic Development (PHED) committee will continue to receive quarterly briefings to keep the County Council up to date on the progress of the project.

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP																		
<table> <tr> <td>Date First Appropriation</td><td>FY92</td><td>(\$000)</td></tr> <tr> <td>Initial Cost Estimate</td><td></td><td>300</td></tr> <tr> <td>First Cost Estimate</td><td></td><td></td></tr> <tr> <td>Current Scope</td><td>FY03</td><td>75,143</td></tr> <tr> <td>Last FY's Cost Estimate</td><td></td><td>75,143</td></tr> <tr> <td>Present Cost Estimate</td><td></td><td>73,938</td></tr> </table>	Date First Appropriation	FY92	(\$000)	Initial Cost Estimate		300	First Cost Estimate			Current Scope	FY03	75,143	Last FY's Cost Estimate		75,143	Present Cost Estimate		73,938	Silver Theatre Round House Theatre Silver Spring Civic Building Parking Town Square Garage (#61) Parking Silver Circle (Wayne Avenue) Garage (#60) City Place Fenton Street Village Fenton Street Village Pedestrian Linkages Department of Public Works & Transportation Department of Housing and Community Affairs Silver Spring Regional Services Center State of Maryland M-NCPPC Historic Preservation Commission Silver Spring Chamber of Commerce Private developers Affected property owners and business owners The Executive asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.	<div style="text-align: center; font-size: 2em; font-weight: bold;">See Map on Page 9-24</div>
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# CBD Boundary With Urban Renewal Area

